

SEND TAX NOTICES TO:
DOMINION PROPERTIES, INC.
111 Village Street, Suite 204,
Birmingham, Alabama, 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

no copy
pl
KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, and the assumption of the indebtedness evidenced by that certain mortgage from Grantors to WACHOVIA BANK, National Association, successor by merger to SOUTHTRUST BANK recorded as Instrument 20050208000062280 in the Office of the Judge of Probate of Shelby County, Alabama, **Donna K. Crompton and spouse John D. Crompton, and Charles M. Frusterio and spouse Melanie S. Frusterio** (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **DOMINION PROPERTIES, INC.** (herein referred to as "Grantees"), the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

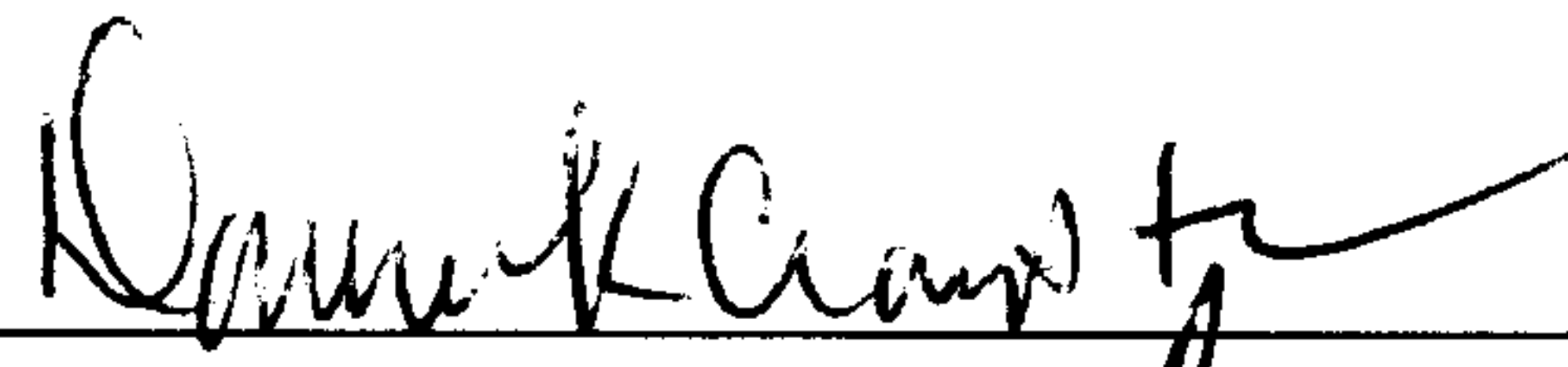
[The purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

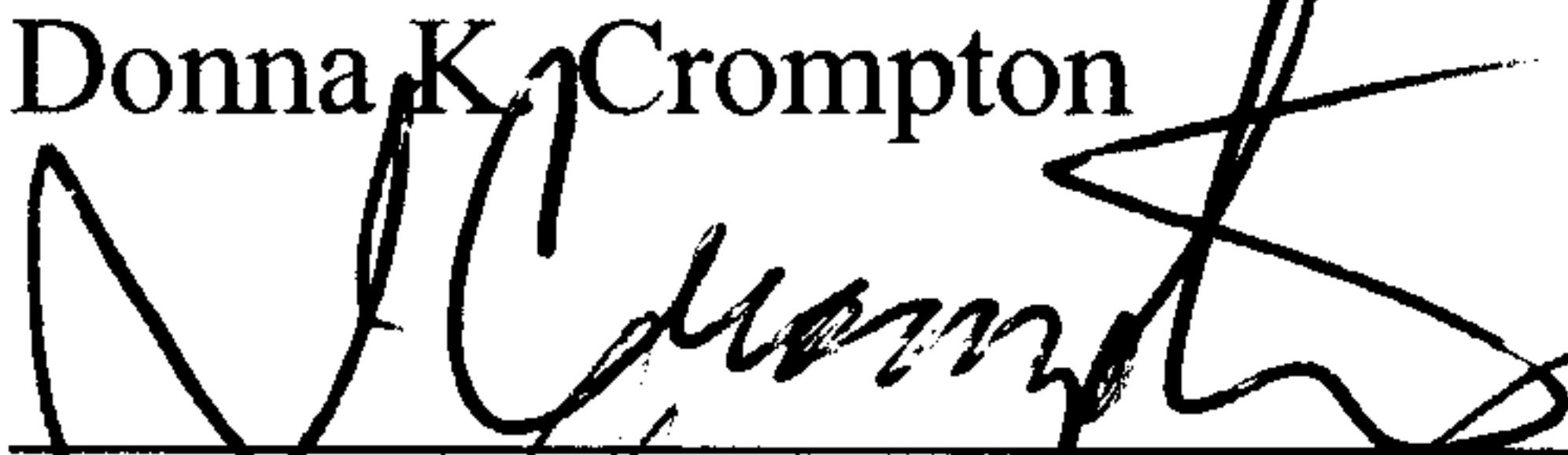
[This property does not constitute the homestead of Grantor nor of Grantor spouse.]

TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

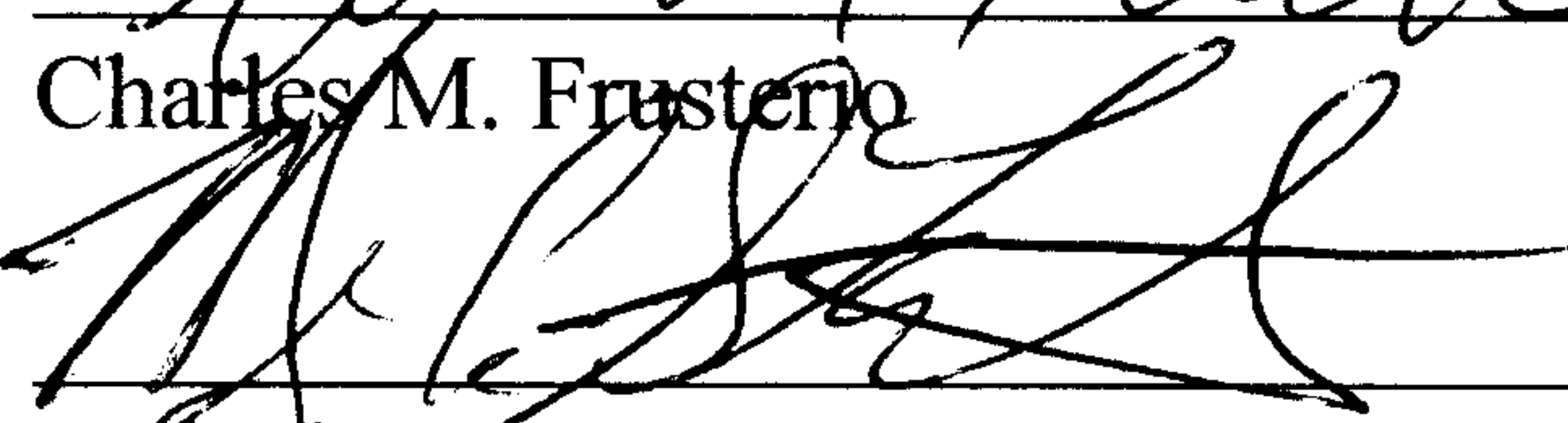
AND THE GRANTOR will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 6 day of May, 2005.



Donna K. Crompton


John D. Crompton


Charles M. Frusterio


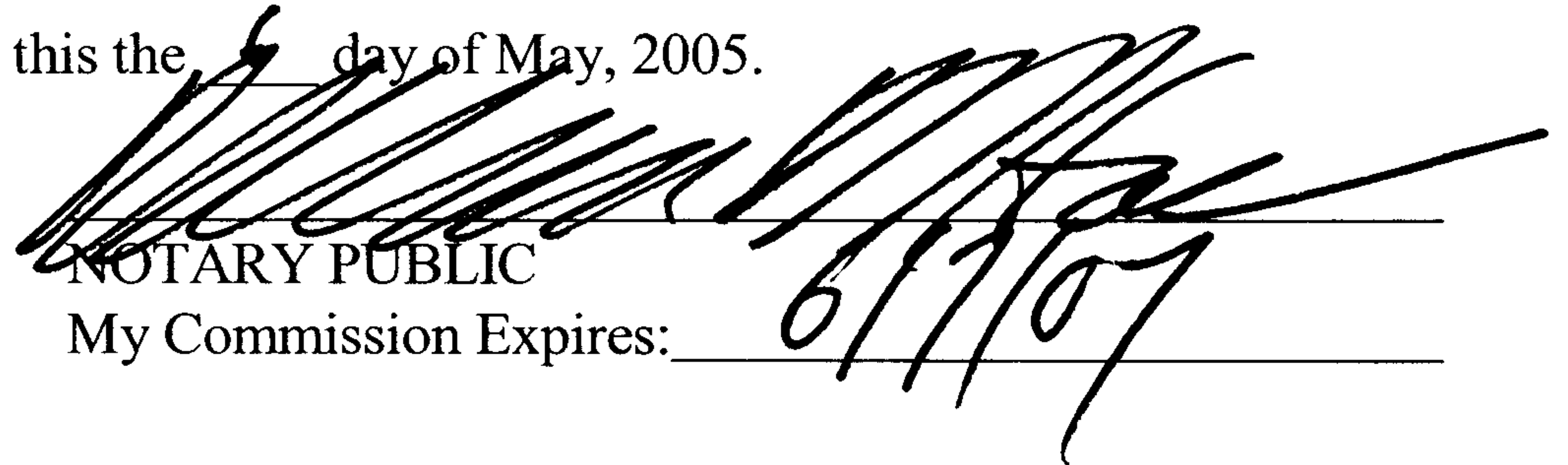
Melanie S. Frusterio

20050512000229660 2/3 \$20.00
Shelby Cnty Judge of Probate, AL
05/12/2005 02:03:15PM FILED/CERT

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donna K. Crompton, John D. Crompton, Charles M. Frusterio and Melanie S. Frusterio, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 6 day of May, 2005.


NOTARY PUBLIC
My Commission Expires: 01/1/07

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William B. Hairston III
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600

EXHIBIT "A"

Lot 2, according to the survey of Aultman's Addition to 280, as recorded in Map Book 29, Page 1, in the Probate Office of Shelby County, Alabama.

Together with rights obtained under that certain Declaration of Easement for Ingress and Egress between Bazaar 280, LLC and T. Owen Vickers, that constitutes an interest in real estate as recorded in Instrument # 2001-52498

SUBJECT TO: i) taxes and assessments for the year 2005, a lien but not yet payable; ii) Declaration of Easement for storm water drainage system recorded as Instrument 2001-52499; iii) Access and Maintenance Agreement recorded as Instrument 2002-8985; iv) right of way granted to Shelby County as recorded in Deed Book 95, page 519; v) Deed to State of Alabama recorded in Deed Book 253, page 844; vi) Covenant and agreement for water service recorded in Real Volume 235, page 574; vii) Terms, provisions, covenants, conditions, agreements, restrictions, easements, charges, assessments and liens as set out in the Covenants, Conditions and Restrictions recorded in Real Volume 314, page 506, Instruments 1996-0531, 1996-0532, 2000-38942, 2001-35832, and 20020911000436060; viii) title to all minerals within and underlying the premises, together with all mining rights and other rights privileges and immunities relating thereto, together with any release of liability for injury or damage to persons of property as a result of the exercise of such rights as recorded in Instrument 2001-48649; ix) terms, provisions, covenants, conditions, restrictions and easements in the Access Easement recorded as Instrument 2001-29083; x) Ordinance with the City of Hoover as recorded as Instrument 1996-31888 and 1996-9814; and xi) declaration of easement for ingress and egress recorded as Instrument 2001-52498.